



# Leamington Medical Village New Phase

**AVAILABLE NOW**

**Leamington Medical Village is the largest conglomeration of medical services in the Leamington and surrounding area.**

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Conveniently located on an exclusive medical site of over 400,000 square feet, this new, state-of-the-art facility has been locally owned and operated since 2009. The Village now rosters 19,400 patients.

Leamington Medical Village is expanding. An additional facility of approximately 15,627 square feet is being constructed. Approximately 12,827 sq.ft. is the remaining space for lease, available to tenants delivering complementary services in medical and professional fields.

## Building Amenities

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- On-site Pharmacy, Medical Laboratory, Medical Supply, and Cafe
- Neighbours Leamington District Memorial Hospital
- Exclusivity offered
- Flexible space options
- Free surface parking
- Phase 3 planned occupancy date August 2011
- Weekly traffic in excess of 3,750 patients

Reiner Neumann - Owner

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## Leamington Medical Village - Phase 1 & 2

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In Leamington, Ontario, Phases 1 and 2 of the Leamington Medical Village were successfully completed in 2009. Situated on 197 Talbot Street West, the Village is within walking distance of Leamington District Memorial Hospital and Grossi Physiotherapy & Sports. Within a few years of operation, the Village now rosters 19,400 patients and is acknowledged as the premier centre for health care in the Leamington and surrounding area.

The Village is home to the Leamington & Area Family Health Team, 13 Family Practice Physicians, several Nurse Practitioners, a Registered Nurse, Practical Nurse, Audiologists, a Chiropractor, Dietician, Pharmacist, Physiotherapist, Social Worker, and a Specialist in Obstetrics and Gynecology. On-site facilities include the Leamington Medical Pharmacy, Leamington Medical Supplies, Medical Laboratories of Windsor, Helix Hearing Centre, and the Hippie Chick Cafe.

## New Construction - Phase 3

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The final phase of Leamington Medical Village is currently under construction. The medical Village of approximately 65,627 sq.ft. continues to be constructed.

The medical building to be constructed is the final phase of development within the Leamington Medical Village. Approximately 12,000 sq.ft. is the remaining space for lease, soon to be available in this state-of-the-art facility. The Village was uniquely designed to ensure a fully integrated care model. As such, exclusivity is offered to any industry entering the Village.



## Floor Plan

Units ranging from 1,130 sq. ft. to 12,827 sq. ft. are shown in the conceptual floor plan below. To create the optimal facility solution, the developer's architect will assess a tenants operational details to best accommodate specific budget and patient care needs. A design team is ready and waiting.



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## Capture the Warmth of Leamington... A Dream Community

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At Canada's southernmost point, sharing the same latitude as northern California and southern Italy, is the Town of Leamington, Ontario. Named the Sun Parlour of Canada, this region enjoys one of the warmest climates in the country.

The Town is a municipality of Windsor-Essex County, home to over 400,000 people. The region is one of Canada's leading destinations for retirement living. Bordered by the Detroit River, lakes St. Clair and Erie, it is a destination coined the Windsor-Essex 100 Mile Peninsula. The 100 Mile Peninsula is more than a captivating body of water; it's a magnificent landscape, a recreational paradise, and an unparalleled lifestyle.

Leamington offers a small-town quality of life, with a population of 30,000 people. It has a vibrant Uptown, thriving commercial areas, and great recreational facilities. This quaint and historic town is within reach of large metropolitan attractions, less than an hour drive from The City of Windsor and the U.S. Border. Travel to and from the area is convenient, with airports located in each city. London and Toronto are a short drive away, 2 and 3.5 hours.

This tranquil lakeside location boasts many acres of waterfront and parkland. Point Pelee National Park and other exceptional conservation areas at its doorstep. One of Canada's most beautiful trails, the Chrysler Canada Greenway, is a 42km trail linking the communities from Windsor to Leamington.

